



Paul Mason Associates

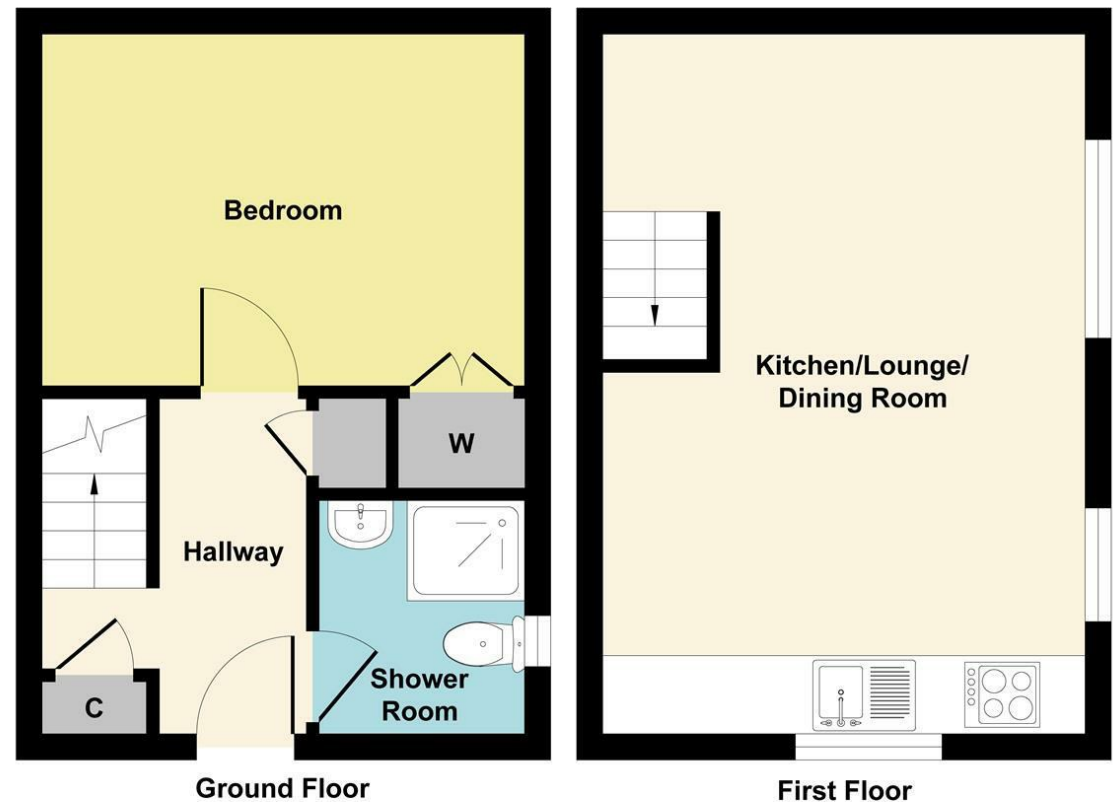


Beardsley Drive, Chelmsford, CM1 6GQ  
Price £239,995

- | Energy Efficiency Rating   | Current   | Potential | Environmental Impact (CO <sub>2</sub> ) Rating   | Current   | Potential |
|--|---|-----------|--|---|-----------|
| <p><i>Very energy efficient - lower running costs</i></p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p><i>Not energy efficient - higher running costs</i></p> |   | 87        | <p><i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i></p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p><i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i></p> |   |           |
| <p><b>England &amp; Wales</b></p> <p>EU Directive 2002/91/EC</p>   |  |           | <p><b>England &amp; Wales</b></p> <p>EU Directive 2002/91/EC</p>   |  |           |

Nearby is a Sainsbury's supermarket plus easy access to the A130 and A12 are also offered with Chelmsford City Town and Railway Station around a 10 minute drive. There is also the planned Beaulieu Park Railway Station in close proximity.

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Produced by Elements Property

## DISTANCES

Beaulieu Park Station: 1.5 miles

Chelmsford Station: 3.9 miles

A12: 1.3 miles

Stansted Airport: 17.3 miles

(All distances are approximate)

## ACCOMMODATION

### GROUND FLOOR

#### Entrance Hall

Stairs to first floor with storage under, storage cupboard, radiator, carpet to floor and textured ceiling.

#### Bedroom

3.67m x 2.77m (12'0" x 9'1")

Window to front, built-in wardrobe with gas fitted boiler, radiator, carpet to floor and textured ceiling.

#### Bathroom

Opaque window to front, fully tiled, double width shower, LLWC, pedestal wash hand basin, heated towel rail, vinyl flooring sand smooth ceiling.

### FIRST FLOOR

#### Kitchen / Dining / Lounge

4.13m x 3.69m (13'6" x 12'1")

An open plan space with windows to both front and side. The kitchen area requires completing, to what could be a light and airy living space.

## EXTERIOR

### Garden & Parking

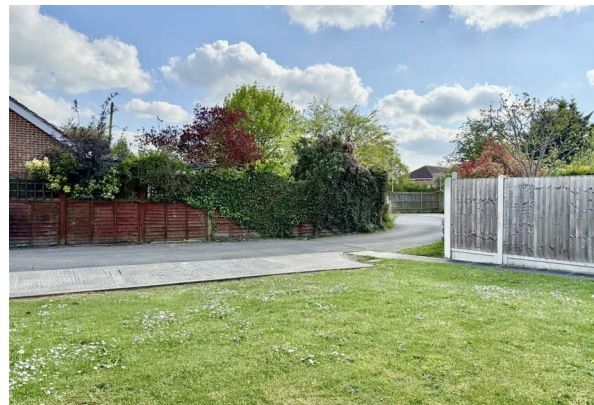
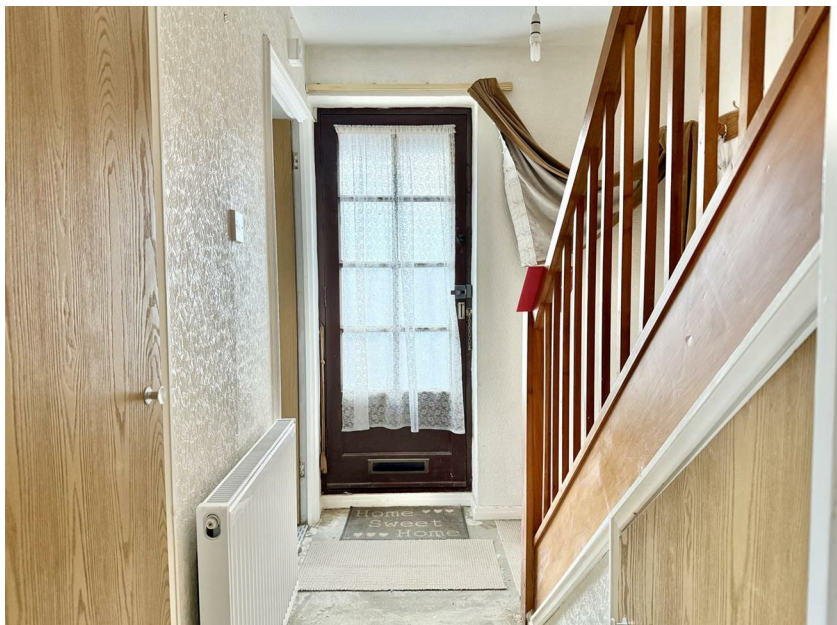
The front of the property is laid to lawn and leads to an allocated parking space, plus visitor space. There is also an outside utility shed close to the front door.

### Important Notices

We wish to inform all prospective purchasers that we have prepared these particulars including text, photographs and measurements as a general guide. Room sizes should not be relied upon for carpets and furnishings. We have not carried out a survey or tested the services, appliances and specific fittings. These particulars do not form part of a contract and must not be relied upon as statement or representation of fact.

### Viewings

Strictly by appointment only through the selling agent Paul Mason Associates 01245 382555.



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